



Manor Road, Sutton, SM2 7AG
£2,800 PCM -



**WILLIAMS
HARLOW**



WILLIAMS HARLOW ARE PROUD TO PRESENT THIS LARGE DETACHED PROPERTY TO THE RENTAL MARKET. Located on a prestigious tree-lined residential street with a large plot, situated within close walking distance to Cheam Village. This house has been recently re-decorated and is in move-in condition, comprising of a large full-length reception room with direct garden access, a generous fully-equipped kitchen plus a utility room and separate WC downstairs. Upstairs provides three bedrooms (2 with built-in wardrobes) and a bathroom with shower cubicle, bath and separate WC. Further benefits include large rear garden, double garage and private driveway. Available immediately on an unfurnished basis.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



HOUSE

A detached house on a sought-after road
Residential street close to Cheam Village

ENTRANCE

Covered front door with double lock

HALLWAY

Internal shoe area and provides access to all rooms.....

RECEPTION ROOM

Full-house length room with double glazed windows and glazed door leading directly into the rear garden

KITCHEN

Fully equipped kitchen with integrated appliances and space for table & chairs

WC

Separate

UTILITY ROOM

Washing machine & tumble dryer with garden access

STAIRCASE

Leading up to

BEDROOM ONE

Double size room with new, good quality carpets and built-in wardrobes

BEDROOM TWO

Double size room with new, good quality carpets and built-in wardrobes

BEDROOM THREE

Single bedroom or ideal office

BATHROOM

Large shower cubicle and separate bath

WC

WC and bidet

REAR GARDEN

Large garden laid mainly to grass with flower bed borders and large patio area plus secluded area for fire-pit/play-area/reading zone etc

GARAGE

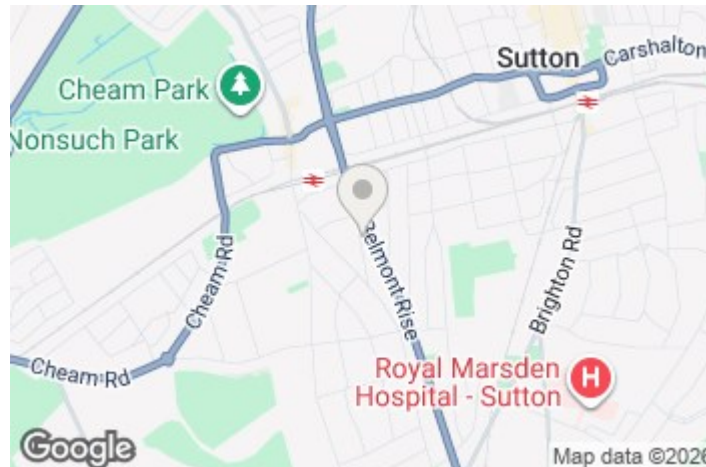
Double garage providing ample storage

DRIVEWAY

Private driveway with space for at least 3 cars

COUNCIL TAX

Council Tax Band G (£3,964.40) 2026 / 27



Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

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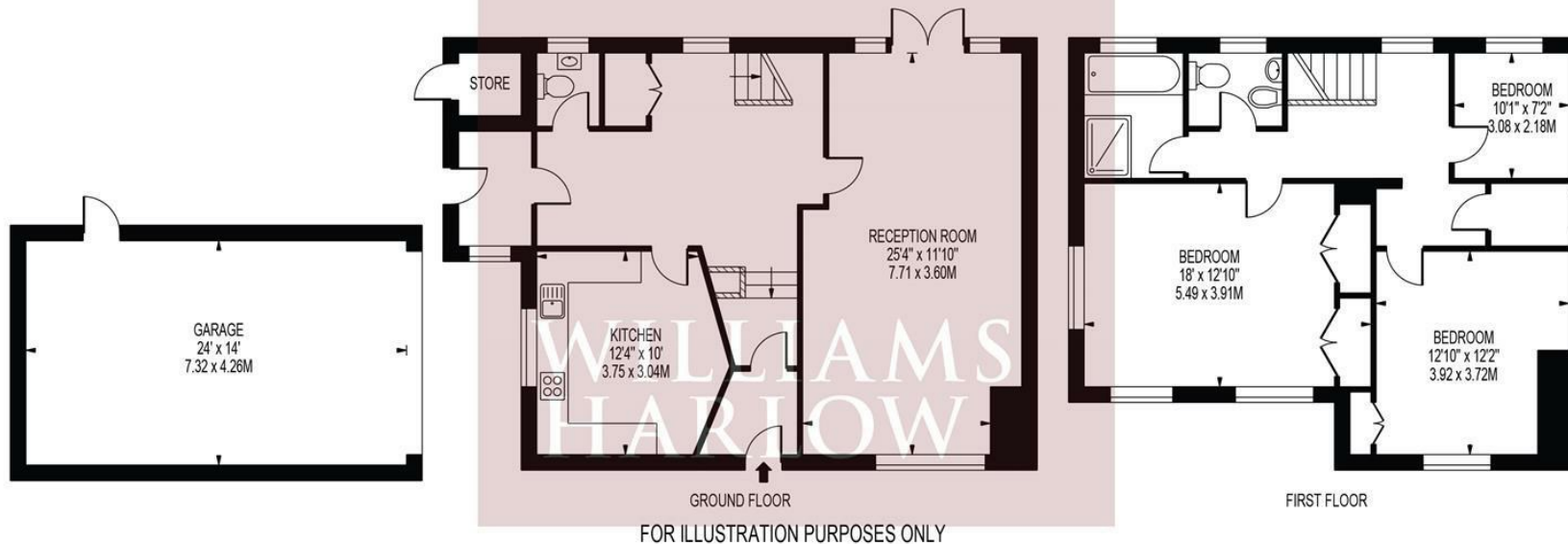
MANOR ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1484 SQ FT - 137.91 SQ M

(EXCLUDING GARAGE & STORE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 336 SQ FT - 31.18 SQ M

APPROXIMATE GROSS INTERNAL FLOOR AREA OF STORE: 16 SQ FT - 1.48 SQ M



THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

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